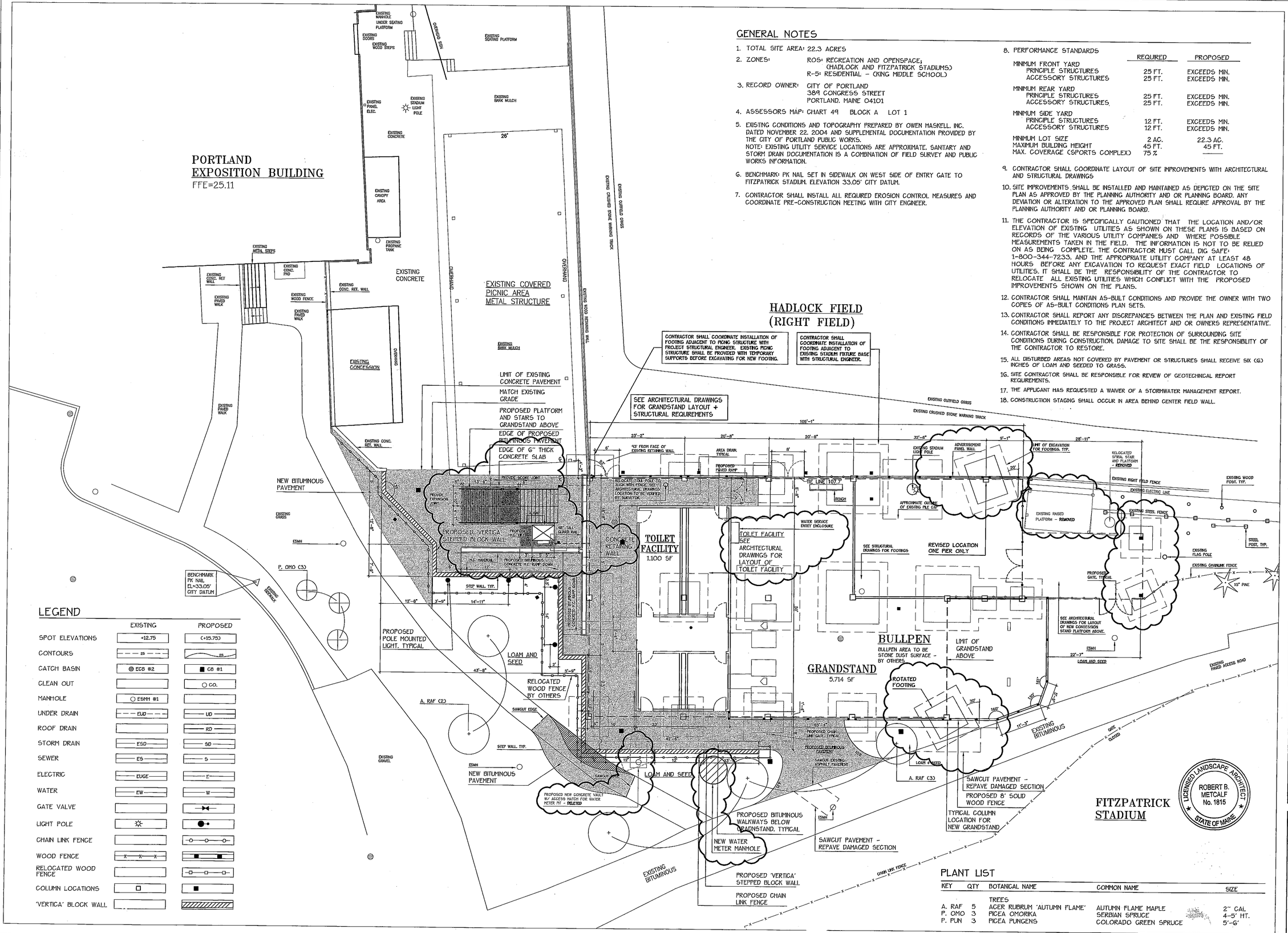

GENERAL NOTES

1. TOTAL SITE AREA: 22.3 ACRES
2. ZONES: ROS: RECREATION AND OPENSPACE; (HADLOCK AND FITZPATRICK STADIUMS) R-5: RESIDENTIAL – (KING MIDDLE SCHOOL)
3. RECORD OWNER: CITY OF PORTLAND 389 CONGRESS STREET PORTLAND, MAINE 04101
4. ASSESSORS MAP: CHART 49 BLOCK A LOT 1
5. EXISTING CONDITIONS AND TOPOGRAPHY PREPARED BY OWEN HASKELL, INC. DATED NOVEMBER 22, 2004 AND SUPPLEMENTAL DOCUMENTATION PROVIDED BY THE CITY OF PORTLAND PUBLIC WORKS. NOTE: EXISTING UTILITY SERVICE LOCATIONS ARE APPROXIMATE. SANITARY AND STORM DRAIN DOCUMENTATION IS A COMBINATION OF FIELD SURVEY AND PUBLIC WORKS INFORMATION.
6. BENCHMARK: PK NAIL SET IN SIDEWALK ON WEST SIDE OF ENTRY GATE TO FITZPATRICK STADIUM. ELEVATION 33.05' CITY DATUM.
7. CONTRACTOR SHALL INSTALL ALL REQUIRED EROSION CONTROL MEASURES AND COORDINATE PRE-CONSTRUCTION MEETING WITH CITY ENGINEER.
8. PERFORMANCE STANDARDS

	REQUIRED	PROPOSED
MINIMUM FRONT YARD		
PRINCIPLE STRUCTURES	25 FT.	EXCEEDS MIN.
ACCESSORY STRUCTURES	25 FT.	EXCEEDS MIN.
MINIMUM REAR YARD		
PRINCIPLE STRUCTURES	25 FT.	EXCEEDS MIN.
ACCESSORY STRUCTURES	25 FT.	EXCEEDS MIN.
MINIMUM SIDE YARD		
PRINCIPLE STRUCTURES	12 FT.	EXCEEDS MIN.
ACCESSORY STRUCTURES	12 FT.	EXCEEDS MIN.
MINIMUM LOT SIZE	2 AC.	22.3 AC.
MAXIMUM BUILDING HEIGHT	45 FT.	45 FT.
MAX. COVERAGE (SPORTS COMPLEX)	75 %	

9. CONTRACTOR SHALL COORDINATE LAYOUT OF SITE IMPROVEMENTS WITH ARCHITECTURAL AND STRUCTURAL DRAWINGS
10. SITE IMPROVEMENTS SHALL BE INSTALLED AND MAINTAINED AS DEPICTED ON THE SITE PLAN AS APPROVED BY THE PLANNING AUTHORITY AND OR PLANNING BOARD. ANY DEVIATION OR ALTERATION TO THE APPROVED PLAN SHALL REQUIRE APPROVAL BY THE PLANNING AUTHORITY AND OR PLANNING BOARD.
11. THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND WHERE POSSIBLE MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING COMPLETE. THE CONTRACTOR MUST CALL DIG SAFE: 1-800-344-7233, AND THE APPROPRIATE UTILITY COMPANY AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.
12. CONTRACTOR SHALL MAINTAIN AS-BUILT CONDITIONS AND PROVIDE THE OWNER WITH TWO COPIES OF AS-BUILT CONDITIONS PLAN SETS.
13. CONTRACTOR SHALL REPORT ANY DISCREPANCIES BETWEEN THE PLAN AND EXISTING FIELD CONDITIONS IMMEDIATELY TO THE PROJECT ARCHITECT AND OR OWNERS REPRESENTATIVE.
14. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF SURROUNDING SITE CONDITIONS DURING CONSTRUCTION. DAMAGE TO SITE SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RESTORE.
15. ALL DISTURBED AREAS NOT COVERED BY PAVEMENT OR STRUCTURES SHALL RECEIVE SIX (6) INCHES OF LOAM AND SEEDED TO GRASS.
16. SITE CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEW OF GEOTECHNICAL REPORT REQUIREMENTS.
17. THE APPLICANT HAS REQUESTED A WAIVER OF A STORMWATER MANAGEMENT REPORT.
18. CONSTRUCTION STAGING SHALL OCCUR IN AREA BEHIND CENTER FIELD WALL.

LEGEND

	EXISTING	PROPOSED
SPOT ELEVATIONS	+12.75	(+15.75)
CONTOURS	25	25
CATCH BASIN	ECB #2	CB #1
CLEAN OUT		CO.
MANHOLE	ESMH #1	
UNDER DRAIN	EUD	UD
ROOF DRAIN		RD
STORM DRAIN	ESD	SD
SEWER	ES	S
ELECTRIC	EUGE	E
WATER	EW	W
GATE VALVE		
LIGHT POLE		
CHAIN LINK FENCE		
WOOD FENCE		
RELOCATED WOOD FENCE		
COLUMN LOCATIONS		
'VERTICA' BLOCK WALL		

PLANT LIST

KEY	QTY	BOTANICAL NAME	COMMON NAME	SIZE
		TREES		
A. RAF	5	ACER RUBRUM 'AUTUMN FLAME'	AUTUMN FLAME MAPLE	2" CAL
P. OMO	3	PICEA OMORIKA	SERBIAN SPRUCE	4-5' HT.
P. PUN	3	PICEA PUNGENS	COLORADO GREEN SPRUCE	5'-6'

Prepared For:

Owner:

CITY OF PORTLAND
389 Congress Street
Portland, Maine 04101

Applicant:

PORTLAND SEADOGS
P.O. Box 636
Portland, Maine 04104

Prepared By:

MITCHELL & ASSOCIATES
Landscape Architects
The Staples School
70 Center Street
Portland, Maine 04101
Tel: (207) 774-4427

HADLOCK STADIUM IMPROVEMENTS

271 Park Avenue

Portland, Maine

Date:
FEBRUARY 1, 2005

Revisions:
FOR PLANNING BOARD REVIEW FEBRUARY 14, 2005
REVISED TO INCLUDE SITE IMPROVMENTS MADE BY THE CITY CITY JUNE 14, 2005
REVISED SEPTEMBER 27, 2005
REVISED NOVEMBER 16, 2005
REVISED DECEMBER 16, 2005
REVISED JANUARY 9, 2006

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Title:
AMENDED SITE PLAN LAYOUT AND PLANTING

Scale: 1"=10'

0 5 10 20 ft.

North:

Sheet No.: 2